



CITY OF NORTH MIAMI COMMUNITY PLANNING & DEVELOPMENT

FY 2016-2107 ANNUAL ACTION PLAN

PREPARED FOR SUBMISSION TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

AUGUST 15, 2016

Community Planning and Development Department
The City of North Miami
776 NE 125 Street
North Miami, FL 33161

**THIS DOCUMENT CAN BE PROVIDED IN ALTERNATIVE FORMAT IF
REQUESTED**

Table of Contents

Executive Summary.....	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies – 91.200(b).....	9
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	10
AP-12 Participation – 91.105, 91.200(c)	17
Expected Resources	19
AP-15 Expected Resources – 91.220(c) (1, 2)	19
Annual Goals and Objectives	22
AP-20 Annual Goals and Objectives - 91.420, 91.220(c) (3) & (e)	22
AP-35 Projects – 91.220(d)	25
Projects	28
AP-38 Projects Summary.....	28
AP-50 Geographic Distribution – 91.220(f).....	31
Affordable Housing	32
AP-55 Affordable Housing – 91.220(g)	32
AP-60 Public Housing – 91.220(h).....	34
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	35
AP-75 Barriers to affordable housing – 91.220(j)	36
AP-85 Other Actions – 91.220(k)	37
Program Specific Requirements.....	39
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	39

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of North Miami hereby presents its FY 2016-2017 Annual Action Plan for the second year of the FY 2015-2019 Consolidated Plan. The purpose of the Annual Action Plan is to communicate the City's investment priorities during the period October 1, 2016 through September 30, 2017. The City is an entitlement jurisdiction through the Community Planning and Development (CPD) unit of the U.S. Department of Housing and Urban Development (HUD). As an EJ, HUD allocates funding to the City from two formula grants – Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The City has been notified that it will receive a total of \$931,410.00 comprised of a CDBG allocation of \$722,224 and a HOME allocation of \$209,186 for FY 2016-2017.

The City also receives State Housing Initiatives Partnership (SHIP) Program funding from the State of Florida Housing Finance Corporation to provide affordable housing for very low, low, and moderate-income households. The City will receive funds for fiscal years 2014-2015, 2015-2016, and 2016-2017 through its Local Housing Assistance Plan (LHAP). The SHIP Program encourages the development of local housing partnerships between the City, lenders, real estate professionals, and advocates.

The City does not have a public housing authority or has any public housing units. However, the Miami – Dade Public Housing Agency provides portable Housing Choice Vouchers that may be used in the City.

The City does not receive federal funds directly to prevent homelessness. Residents who become homeless or are at risk of being homeless are eligible for emergency, transitional, rapid rehousing, permanent housing and homeless prevention services under the Miami-Dade County Homeless Program.

2. Summarize the objectives and outcomes identified in the Plan

The objectives and outcomes of this Annual Action Plan are those of the 2015-2019 Consolidated Plan and are listed below. The objectives and outcomes are linked to the planned 2016-2017 projects. Actual activities may vary each Annual Action Plan year and will be based on priorities established during the Consolidated Plan process and the amount of the City's annual allocation.

Federal objectives. Federal law requires that housing and community development grant funds primarily benefit low- and moderate-income persons (LMI), whose household incomes are at or below 80% of the

Area Median Income levels as determined by HUD and adjusted annually. The following are HUD objectives, outcomes and performance indicators for the Plan period for the City of North Miami:

OBJECTIVE 1 - Decent, Affordable Housing (DH). Activities that fall within this objective are designed to cover the wide range of housing eligible under CDBG and HOME programs. This objective focuses on housing programs with the goal of meeting individual family and community needs.

Outcome: Availability/Accessibility for the Purpose of Providing Decent Housing (DH-1)

DH1.1 Rehabilitation of rental units and owner occupied units; DH1.2 Rental assistance; DH1.3 Acquisition of residential properties for resale to eligible households;

Outcome: Affordability for the Purpose of Providing Decent Housing (DH-2)

DH2.1 New production of rental and owner units; DH2.3 Homebuyer assistance; and DH2.4 Emergency Financial Assistance to prevent homelessness.

OBJECTIVE 2 - Suitable Living Environment (SL). Activities that fall within this objective are designed to benefit communities, families, or individuals by addressing issues in their environment.

Outcome: Availability/Accessibility for the Purpose of Creating Suitable Living Environments (SL-1);

SL1.1 Construction of public facilities for uses such as child care, health care, homeless, the elderly, and persons with disabilities. SL1.2 Removal of architectural barriers to provide accessibility.

Outcome: Affordability for the Purpose of Creating Suitable Living Environments (SL-2);

SL2.1 Provision of public service activities to support housing and non-housing activities.

Outcome: Sustainability for the Purpose of Creating Suitable Living Environments (SL-3);

SL3.1 Installation/Improvement to infrastructure; SL3.2 Demolition of blighted structures; SL3.3 Construction/Improvements to parks and recreational facilities; SL3.4 Provision of public services.

OBJECTIVE 3 - Expanded Economic Opportunities (EO). This objective applies to types of activities related to economic development, commercial revitalization, or job creation.

Outcome: Affordability for the Purpose of Creating Economic Opportunities (EO-2);

EO2.1 Assistance to microenterprises or small businesses.

Outcome: Sustainability for the Purpose of Creating Economic Opportunities (EO-3);

EO3.1 To fund or support the funding of neighborhood revitalization projects.

Based on the City's prioritized housing and community development needs and the above objectives, outcomes, and goals, the City will conduct the following activities using CDBG and HOME funds leveraged with other public and private sector funding during the Consolidated Plan period:

- Single Family Housing Rehabilitation including emergency home repair for the elderly
- New construction or acquisition and rehabilitation of existing houses for first time homebuyers
- Rental assistance to prevent homelessness
- Economic development including microenterprise/small business development and job creation
- Slum and blight removal through demolition and clearance
- Public services meeting the needs of youth, elderly, persons with disabilities, and other needs
- Public facilities and infrastructure improvements in low- and moderate-income areas
- Planning and grant administration for CDBG and HOME programs

3. FY 2016-2017 Allocation and Proposed Activities

The City has been advised by HUD that it was allocated \$722,224 in CDBG and \$209,189 in HOME funds for FY 2016-2017. Up to 20% of the CDBG grant and 10% of the HOME grant can be expended on Planning and Administration. State of Florida SHIP, State of Florida Department of Economic Opportunity, State of Florida, Division of Emergency Management and City general funds will be leveraged with the federal funds. One Hundred Eight Thousand Three Hundred and Thirty (\$ 108,333.00) was allocated toward Public Services activities through a Request for Proposal in the Miami Herald on April 15, 2016 for eligible and qualified Community Based Organizations (CBOs) and Youth Opportunity Board Program (YOB). No more than 15% of the CDBG grant can be expended on Public Service activities. The specific public service activities to be funded will be based on the priority set by the Consolidated Plan and applications submitted by the CBOs. Based on community engagement and participation process, the following table shows the proposed funding allocation for this second year Annual Action Plan:

No.	Activity	Funding Allocation
1	CDBG Program Administration (20%)	\$144,444.00
2	CDBG Housing Rehabilitation Program	\$364,447.00
3	CDBG Economic Development	\$50,000.00
4	CDBG Public Services – YOB Program	\$28,333.00
	Non-profit Community Based Organizations	
5	Russell Life Skills and Reading Foundation(RLSARF)	\$8,000.00
6	Police Athletic League of North Miami	\$8,000.00
7	Ladies of Valor Empowerment	\$8,250.00
8	North Miami Foundation for Senior Citizens' Services, Inc.	\$8,000.00
9	Youth Education Through Sports. Inc.	\$8,000.00
10	Experts Resource and Community Center, Inc.	\$7,000.00
11	Florida Immigrant Coalition (FLIC)	\$8,000.00
12	Sant La, Haitian Neighborhood Center, Inc.	\$7,000.00
13	The Irving Thomas Elite Basketball Academy	\$6,500.00
14	Prosperity Social and Community Development Group, Inc.	\$6,000.00

No.	Activity	Funding Allocation
15	Art-Cademics Academy, Inc.	\$4,500.00
16	CDBG Public Facilities (Capital Project)	\$25,000.00
17	CDBG Elderly Emergency Repairs	\$ 30,000.00
	CDBG Total	\$722,224.00
18	HOME Program Administration	\$20,919.00
19	HOME Community Housing Development Organization (CHDO) Set-aside	\$31,378.00
20	HOME Single-Family Rehabilitation Program	\$135,389.00
21	HOME First-time Homebuyer Program	\$20,000.00
22	HOME Tenant Based Rental Assistance Program	\$1,500.00
	HOME Total	\$209,186.00
	TOTAL CDBG & HOME FUNDS	\$931,410.00

4. Evaluation of past performance

As a recipient of CDBG program funds, the City is required to submit at the end of each program year a Consolidated Annual Performance and Evaluation Performance Report (CAPER). The CAPER summarizes the accomplishments of each program year and the progress made towards the goals established in the Consolidated Plan. The City's 2015-2019 Consolidated Plan identified the following strategies and activities to meet its objectives: 1) **Decent Housing (DH)** – home rehabilitation, first time homebuyer assistance, temporary housing/homeowner assistance, homeless shelter for individuals, and fair housing services. 2) **Suitable Living Environment (SL)** – Public services, services for persons with disabilities, neighborhood revitalization, infrastructure, and public facilities. 3) **Economic Opportunities – economic development.**

The CAPER for Fiscal Year 2014-2015 was reviewed to assist with the formulation of goals and objectives as stated in this Plan. The City expended \$314,655 in CDBG and \$143,966 in HOME funds in FY 2014-2015. Additionally, the City expended \$142,674 in State Housing Initiatives Partnership (SHIP) Program on single family housing rehabilitation activities. The City addressed the Decent/Affordable Housing and Homeless objective by funding owner-occupied housing rehabilitation activities including lead based paint abatement, rental assistance, and homebuyer assistance. The City addressed the Suitable Living Environment objective by funding home modifications for persons with disabilities, public facility renovations, infrastructure improvements, and public services that assist seniors, youth, homeless persons, and address fair housing issues. In addition, the City addressed the Expanding Economic Opportunities goal by providing funding for commercial façade program.

HUD uses the CDBG timeliness measure to determine CDBG performance. The entitlement rules for timeliness states that a grantee cannot have more than 1.5 times their current allocation unexpended in their line of credit at the U.S. Treasury. HOME also uses commitment and expenditure deadlines. The City of North Miami has met all of its CDBG timeliness deadlines and HOME commitment dates over the Consolidated Plan period. The City is committed to monitoring outcomes compared to intended

objectives and evaluating their effectiveness in addressing community needs and reprogramming funding that is not being efficiently used, if needed.

5. Summary of citizen participation process and consultation process

Program activities are considered and approved based on extensive public participation, input from North Miami's non-profit partners, related City Department staff, City Council goals, community resident input, and supporting data that identifies urgent community needs. Citizen Participation is a key component of the consolidated planning process. Residents, especially those who are low-income, likely to be beneficiaries of federal CDBG and HOME funding were encouraged to participate in the development of the Annual Action Plan, its substantial amendments and the CAPER. Per 24 CFR Part 91.105, citizen participation requirements should guide the development of the Annual Action Plan. The City updated its Citizen Participation Plan which is used to carry out the citizen participation mandate in August 2015. For the subject second year Annual Action Plan for FY 2016-2017, the City used a very comprehensive process and strategies to elicit public comments which included:

- Holding two public meetings from June 4-5, 2016 on the west side and east side of the City.
- Publishing newspaper ads and email distribution of meeting notices. See newspaper ad as **Error! Reference source not found.**
- Using the City's website and social media. See the following link to notice on the City's website: http://www.northmiamifl.gov/docs/Proposed_AD_2016_2017_Action_Plan1.pdf
- Soliciting input from City of North Miami's related departments including Community Planning and Development, Public Works, Parks and Recreation, Planning, Economic Development, Code Enforcement, Public Safety, and Public Information
- Soliciting input from regional organizations including the local Continuum of Care and the Miami Dade Public Housing Authority.
- Publishing one online housing and community development agency survey from April 19, 2016 through June 30, 2016 to be completed by service provider agencies identifying current levels of services and future needs. Only one service provider agency completed the online survey but the results were incomplete.
- Conducting interviews on ethnic radio stations about the Annual Action Plan during the development and public comment period.
- Publishing a summary of the second year Annual Action Plan for a 30-day comment period from July 10 through August 10, 2016. An electronic copy of the complete Plan was posted on the City's website and hard copies made available for review at City Hall, and the main library.
- Acknowledging comments received during the public comment period in writing.
- Meeting with the North Miami Community Redevelopment Agency (CRA) and document review.
- Holding presentations and public hearings before the City's Planning Commission on June 7, 2016. The Commission is a housing and community development advisory citizen committee appointed by the Mayor and City Council to oversee the annual grant application process and facilitate citizen participation in the CDBG and HOME funding process and the Annual Action Plan process.

Accommodations for public meetings and information on the Consolidated Plan were also made available for persons with disabilities including the hearing impaired and persons with Limited English Proficiency. Meetings were held in the evenings and at times that would be convenient for working families including households with children.

6. Summary of public comments

Below is a summary of the input received from the public participation process. A more detailed analysis is provided as an attachment to the Consolidated Plan. Any public comments received during the 30-day comment period were included in the final document. Public comments from public meetings, public hearings, online agency survey and the 30-day comment period were included as an exhibit to the Plan. See **Error! Reference source not found.** for more details.

7. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views that were not accepted or considered unacceptable by City staff.

8. Summary

The City's five-year plan for FY 2015-2019 outlines the City's affordable housing, supportive housing and homeless needs as well as non-housing, community development needs. To carry out the Plan, the City developed a comprehensive and coordinated strategy for implementation of the programs funded by CDBG and HOME funds in addition to other selected funds being leveraged those identified to address identified priorities and goals. The second year Annual Action Plan for FY 2016-17 covers the second year of the five-year Consolidated Plan based on the City's actual allocation of CDBG and HOME funds from HUD. [REDACTED] comments were received on the FY 2016-2017 Annual Action Plan when submitted for public comment during the 30-day comment period.

The City used a variety of strategies to solicit public input including public meetings, focus groups, the City's website, social media, online agency and resident surveys, and a 30-day comment period.

The City's Consolidated Plan objectives are to provide decent, affordable housing, create a suitable living environment, and create expanded economic opportunities. The related outcomes are availability, accessibility, and sustainability. Performance indicators are households assisted, decent and affordable housing, number of projects, and number of jobs created.

The City addressed its Consolidated Plan objectives by allocating FY 2016-2017 funding for owner-occupied housing rehabilitation, affordable housing for homeownership, home modifications for elderly and persons with disabilities, public facility and infrastructure improvements, economic development, and public services that assist seniors, youth, persons with disabilities, mental health, child care, and fair housing issues.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	NORTH MIAMI	Community Planning and Development

Table 1 – Responsible Agencies

Narrative

The City of North Miami's Community Planning and Development Department located at 776 NE 125 Street, North Miami, FL 33161 is the lead agency and responsible agency for the development of the Consolidated Plan. The Department's mission statement taken from the City's website is to "collaborate with residents, businesses, and community partners to attract quality development, provide decent workforce housing, and encourage investments that will guide the City's future." The Department is responsible for the direction and coordination of all growth, development, and redevelopment related programs.¹

Annual Action Plan Public Contact Information

The administrator for the CDBG and HOME programs is:

Tanya Wilson-Sejour, A.I.C.P.

Planning Zoning & Development Director

12400 NE 8 Avenue, North Miami, FL 33161

Telephone: 305-895-9826

Email: tsejour@northmiamifl.gov

¹ City of North Miami website, <http://www.northmiamifl.gov/northmiamifl/Departments/cpd/>, accessed July 10, 2016

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Per HUD Consolidated Plan regulations, the City of North Miami has adopted a Citizen Participation Plan (CPP) as amended August 2015 for its Consolidated Plan and Annual Action Plans that identifies how the City will consult with other public and private agencies, the state, public housing authorities, and the general public for preparation of the Plans. The CPP was used as the guide in preparing this 2016-2017 Annual Action Plan. A comprehensive consultation process was conducted with stakeholders in the housing and community development industry including non-profit organizations and the local Continuum of Care that receive or are eligible to receive CDBG and HOME program funds for eligible households and neighborhoods. Consultation was also conducted with other City Departments, adjacent municipalities, Broward County, and instrumentalities such as the North Miami CRA.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Coordination between the City and local and regional non-profit housing providers, mental health providers, social service agencies, and governmental entities to provide services is primarily accomplished through the City's lead agency, the CDBG public service application process, and the local Continuum of Care. The City provides CDBG public service funding and HOME Community Housing Development Organization (CHDO) set-aside funding for agencies providing services to North Miami residents. Some agencies are locally based while others are regional. Over the past two fiscal years, the City funded up to 14 public service agencies and one HOME CHDO.

The City also receives State Housing Initiatives Partnership (SHIP) Program funding from the State of Florida Housing Finance Corporation to provide affordable housing for very low, low, and moderate-income households. The City will receive funds for fiscal years 2014-2015, 2015-2016, and 2016-2017 through its Local Housing Assistance Plan (LHAP). The SHIP Program encourages the development of local housing partnerships between the City, lenders, real estate professionals, and advocates. In addition will receive funds for fiscal year 2016-2017 from the State of Florida, Department of Economic Development and the Division of Emergency Management to address the Elderly Housing.

The City does not have a public housing authority or has any public housing units. However, the Miami – Dade Public Housing Agency provides portable Housing Choice Vouchers that may be used in the City. The City has chartered a public housing authority and selected a board but has not developed an Action Plan for its operation. The City's lead agency also collaborates with the North Miami CRA on housing.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City does not receive federal funds directly to prevent homelessness. However, City staff is pleased with the services provided to the homeless and individuals and families who are at risk of being homeless. Residents who become homeless or are at risk of being homeless are eligible for emergency, transitional, rapid rehousing, permanent housing and homeless prevention services under the Miami-Dade County Homeless Program. In 1993, the Board of County Commissioners created the Miami-Dade County Homeless Trust in 1993 to address homelessness in Miami-Dade County. The Homeless Trust Board also oversees the Miami-Dade Continuum of Care (CoC) that implements the Miami-Dade County Community Homeless Plan. The City of North Miami is a participant in the CoC. The Continuum conducts two Countywide homeless counts each year but does not do a specific homeless count for the City.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The City of North Miami does not receive Emergency Solution Grant funding and consulted with the CoC by reviewing the Miami-Dade County Community Homeless Plan. The City makes referrals for persons needing homeless assistance through the County's local outreach process, called "Outreach, Assessment and Placement" (OAP). The City Community Planning and Development Department will increase its participation in the CoC to ensure that the needs of the City's homeless population are being adequately addressed.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The following list of agencies, groups, organizations, and City Departments were consulted in the development of the Consolidated Plan through focus groups, key person interviews, website and document review, and survey questionnaires. The information was reviewed and used in the development of the 2016-2017 Annual Action Plan.

1	Agency/Group/Organization	Russell Life Skills & Reading Foundation
	Agency/Group/Organization Type	Services-Youth Services - Education
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy, Agency consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through focus group and completion of online survey questionnaire. Increase in awareness of services
2	Agency/Group/Organization	Little Haiti Cultural Center
	Agency/Group/Organization Type	Services-Education, regional agency
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy, Agency consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through document review and focus group/questionnaire. Increase in awareness of services
3	Agency/Group/Organization	Haitian American Community Dev. Corp.
	Agency/Group/Organization Type	Housing, Community Housing Development Organization (CHDO)
	What section of the Plan was addressed by Consultation?	Housing Needs assessment, Market Analysis, Priority Needs, Projects
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through document review, focus group and questionnaire. Need for leveraging homebuyer funding
4	Agency/Group/Organization	Haitian American Chamber of Commerce
	Agency/Group/Organization Type	Business leaders, regional organization
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy, Economic Development, Anti-Poverty Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through document review and focus group/questionnaire. Need for business assistance/training
5	Agency/Group/Organization	Alhambra Heights Resident Association
	Agency/Group/Organization Type	Neighborhood organization

	What section of the Plan was addressed by Consultation?	Housing, market analysis, barriers to affordable housing. Housing needs assessment
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through focus group. Need for more coordination with neighborhood association to create greater awareness of programs
6	Agency/Group/Organization	Family Impressions Foundation
	Agency/Group/Organization Type	Services-Children and youth, Foundation, Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy, Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through focus group. Need to create greater awareness of programs
7	Agency/Group/Organization	Sunkist Grove Homeowners Association
	Agency/Group/Organization Type	Neighborhood organization
	What section of the Plan was addressed by Consultation?	Housing, barriers to affordable housing, housing needs assessment
	How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through focus group. Need for more coordination with neighborhood association to create greater awareness
8	Agency/Group/Organization	North Miami CRA
	Agency/Group/Organization Type	Other Government-City department
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy, Anti-Poverty Strategy, economic development, housing needs
	How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through key person interview, and document review. Need for more affordable housing and small business direct assistance downtown
9	Agency/Group/Organization	Downtown Action Plan Advisory Committee
	Agency/Group/Organization Type	Other – City Advisory Board

	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy, Anti-Poverty Strategy, housing
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through meeting presentation and discussion. Need for more affordable housing and business assistance downtown
10	Agency/Group/Organization	Miami-Dade Homeless Trust
	Agency/Group/Organization Type	Services – Homeless, Regional Agency, Other government - County
	What section of the Plan was addressed by Consultation?	Homeless needs and homelessness strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through document review & City staff. Need for more coordination on homeless issues and City homeless count
11	Agency/Group/Organization	Sant La Haitian Neighborhood Center
	Agency/Group/Organization Type	Advocacy Organization Services - Employment Training Services - Victims Of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy, Special needs, Priority Needs
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through completion of online survey questionnaire. Need for more awareness of services
12	Agency/Group/Organization	Housing Opportunities Project for Excellence, Inc.
	Agency/Group/Organization Type	Services - The Elderly Advocacy Organization Services - Fair Housing Services - Persons With Disabilities Services - Persons With HIV/AIDS Services - Victims Of Domestic Violence Services - Homeless Prevention Services - Legal Assistance Services: Mental Health
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy, Special needs, Priority Needs

	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through completion of online survey questionnaire. Need for more awareness of services
13	Agency/Group/Organization	Venice Park Gardens, Inc.
	Agency/Group/Organization Type	Services - Fair Housing Housing Provider – Homeownership Housing Provider - Owner Occupied Rehab
	What section of the Plan was addressed by Consultation?	Housing Needs assessment, Market Analysis, Priority Needs, Barriers to Affordable Housing
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through completion of online survey questionnaire. Need for more funding for rental housing and homebuyer subsidy
14	Agency/Group/Organization	Opa-Locka Community Development Corporation
	Agency/Group/Organization Type	Housing Provider - Rental Housing Housing Provider – Homeownership Other: Housing Counseling
	What section of the Plan was addressed by Consultation?	Housing Needs assessment, Market Analysis, Priority Needs, Barriers to Affordable Housing
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through completion of online survey questionnaire. Need for more funding for affordable rental housing and homebuyer subsidy
15	Agency/Group/Organization	North Miami Foundation for Senior Citizens' Services, Inc.
	Agency/Group/Organization Type	Services - The Elderly
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy, Special needs, Priority Needs
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through completion of online survey questionnaire. Need for more awareness of services
16	Agency/Group/Organization	Youth of Valor Empowerment (Y.O.V.E.)
	Agency/Group/Organization Type	Services - Youth Services Services - Employment Training

What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy, Economic Development, Priority Needs, Public Services
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Input gathered through completion of online survey questionnaire. Need for more awareness of services

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

There were no organizations that were deliberately not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Miami-Dade Homeless Plan 2014	Miami-Dade Homeless Trust	As a member of the CoC, the City of North Miami wants to ensure that its goals of homelessness prevention are aligned with the CoC Homeless Plan.
North Miami Final Downtown Concept Plan	North Miami CRA	The economic development objectives of the Strategic Plan may benefit from the Downtown Concept Plan in relation to the development of small business and microenterprises
Draft Comprehensive Plan 2015 – Housing Element Amended	North Miami Community Planning and Development	The goals of Housing Element and the Economic Element of the Comp. Plan and the Consolidated Plan concur. However, alignment needs to be monitored during implementation of both plans
2013-2017 Miami Dade Consolidated Plan	Miami Dade County Public Housing and Community Development	The County's public housing and Housing Choice Voucher assisted need and strategy overlaps with City's goal of assisting low and very low income households and homeless prevention
The 2013 Rental Housing Study: Affordable Housing Needs	The Shimberg Center for Housing Studies	The strategic Goals of the strategic plan addresses affordable housing needs for renters and goals in both plans are similar

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In preparing the 2016-2017 Annual Action Plan, City staff followed the City's Citizen Participation Plan. Residents were given multiple opportunities to comment on the plan before and after development. A variety of methods were used to allow citizens to provide input in the form of questions, suggestions and opinions on the City's housing and community development activities. Consultation included two public meetings held on May 4 and 5, 2016 at Joe Celestin Center on the West side and the Griffin Center on the East side, respectively; public hearings before the City's Planning Commission on June 7th and the City Council on June 28, 2016. Public notices for public meetings and hearings were published on the City's website and the Miami Herald newspaper. The City also consulted with various agencies providing social services. Input was elicited from agencies via the use of an online agency questionnaire and feedback at City events and meetings. The public was able to give input on developing the Action Plan.

A draft copy of the Annual Action Plan was made available for public review and comment from July 10, 2016 to August 10, 2016 (30-day comment period). Public notice of the 30-day comment period and a summary of the Action Plan was published on July 10th, 2016 in the Miami Herald newspaper and placed on the City's website. Copies of Annual Action Plan were available for review at the City's Community Planning and Development Department and the main public library.

Public comments that were received were acknowledged in writing and included in the Action Plan as an exhibit.

Reasonable accommodations and opportunities were provided for persons with disabilities and Limited English Proficiency (LEP) to provide input, upon request. Notices and Plan documents stated that they could be provided in alternative formats, if required. Notices about meetings were translated for Creole speaking individuals and in Spanish for Spanish speakers.

Public meetings were held at a time of day that would facilitate members of the public who work. Notices about the Action Plan meetings and surveys were sent in an "email blast" to the City's email list. City Council members were also notified.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meetings	Non-targeted/broad community Non-English Speaking - Specify other language: Spanish and Creole	About 13 participants attended included members of the City's Planning Commission which is the CDBG and HOME advisory board	Participants noted the need for rental and homebuyer assistance, public infrastructure, job creation, public services, and housing rehabilitation. There were general questions regarding the Plan process.	All comments were accepted.	
2	Internet Outreach	Social Service Agencies and other agencies	Online agency survey questionnaire seeking information on existing services and future needs and priorities/one (1) agency responded	No comments were received.	Not applicable.	

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

For FY 2016-2017, which is the second year of the Consolidated Plan period, the City received notification from HUD of its allocation of \$722,224 in CDBG funds and \$209,186 in HOME funds. The table below depicts how those federal allocations along with local resources will be used. The City's 2016-2017 program year is from October 1, 2016 to September 30, 2016.

THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Housing Rehabilitation, Economic Development, Public Services, Public Facilities, Planning & Administration	722,224			722,224	2,229,187	
HOME	Public - federal	CHDO Set-aside, Housing Rehabilitation, Homebuyer Assistance, Tenant Based Rental Assistance, Program Administration	209,186			209,186	581,614	
SHIP	State - Non federal		249,567			249,567	126,433	SHIP funds will be available for only three years of the Plan and will be used as leverage for CDBG funds and as match for HOME funds

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The federal funds identified above will leverage additional private, state and local funds. Funds provided to community based organizations, though not required, will be matched by those organizations with funds from other sources such as other public and private sector grants, fundraising, and fees. The Plan recognizes that the limited CDBG public service funding is often a small part of these organizations' budgets. For the HOME Program, the City is required to match 25 percent of its HOME allocation with funds from other sources. Under the 2013 HOME Final Rule, "the value of contributions to the development of HOME-assisted or HOME-eligible homeownership projects can "count" toward match credit only (1) in the amount by which the investment reduced the sales price to the homebuyer, or (2) if development costs exceed the fair market value of the housing, in an amount by which the contribution enabled the housing to be sold for less than its development cost."² There are no CDBG match required.

For HOME funded homeownership housing activities that include down payment and closing cost assistance for owner-occupied housing rehabilitation, the City will leverage SHIP funds through the State of Florida and discounted first mortgages and other permanent contributions from private sector lending institutions. HOME matching requirements are applied on a project by project basis. SHIP funds in the amount of \$249,567 will be received for FY 2016-2017 and will be used both as leverage for CDBG housing rehabilitation and a match for HOME housing rehabilitation and homebuyer assistance activities. Tax increment financing from the North Miami CRA may also be leveraged with CDBG and HOME funds.

CDBG funding will be used to supplement local bond funds, general funds, and ad valorem tax financing in the amount of \$61,320,539 for public facilities and improvements and parks and recreation activities/projects. CDBG funds for demolition and code enforcement shall be leveraged with general funds to achieve the City's slum and blight removal objectives. The planning and administrative costs of managing the federal grant programs such as partial staff FTEs, and other direct and indirect costs will also be funded from general fund dollars.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is currently partnering with Opa-Locka CDC, a qualified CHDO, in the development of a 5,750 Sq. Ft. parcel of land for a triplex for elderly affordable housing using private loan, grant, and HOME funds

Discussion

In addition to the specific property in the above section, the City plans to take an inventory of available land and properties and will determine when it will be suitable to sell or transfer such properties to qualified HOME CHDO for the development of affordable housing.

² Section by Section Summary of the 2013 HOME Final Rule, page 35, HUD Exchange, <https://www.hudexchange.info/onecpd/assets/File/Section-by-Section-Summary-2013-HOME-Final-Rule.pdf>, accessed June 20, 2015

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c) (3) & (e)

Goals Summary Information

The following table shows the annual goals and objectives for the City of North Miami for FY 2016-2017 CDBG and HOME funding:

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Expand supply of owner-occupied housing. Obj.: DH1.1/DH1.2	2016	2017	Affordable Housing – CHDO Administered	Citywide	New construction Or Acquisition and Rehab of Existing Units	HOME \$31,378	Homeowner housing units built:- 1
Expand supply of owner-occupied housing. Obj.: DH1.3	2016	2017	Affordable Housing - City Administered	Citywide	Financial Assistance to eligible homebuyers	HOME \$20,000	Financial subsidy for homebuyers: 1 HH
Provide housing programs to at risk homeless. Obj.: DH2.2	2016	2017	Housing	Citywide	Homeless Prevention through Rental Assistance	HOME \$1,500	Persons served: 2
Maintain safe and affordable housing. Obj.: DH3.1	2016	2017	Affordable Housing	Citywide	Rehabilitation of Existing Units	HOME \$135,389	Homeowner housing units rehabilitated: 5
Maintain safe and affordable housing. Obj.: DH3.1	2016	2017	Affordable Housing	Citywide	Rehabilitation of Existing Units	CDBG \$364,447	Homeowner housing units rehabilitated: 9

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Maintain safe and affordable housing. Obj.: DH3.1	2016	2017	Affordable Housing	Citywide	Emergency Repair of Existing Units - Elderly	CDBG \$30,000	Homeowner housing units rehabilitated: 5
Healthy and attractive neighborhoods. Obj.: SL1.1	2016	2017	Non-housing community development	Eligible LMI areas	Code Enforcement/ Demolition	CDBG \$0	Buildings demolished: 0
Healthy and attractive neighborhoods. Obj.: SL1.2	2016	2017	Non-housing community development	Eligible LMI areas	Public Infrastructure and Improvements	CDBG \$25,000	Persons benefitted: 7,000 persons
Provision of public services Obj.: SL2.1	2016	2017	Non-housing community development	Citywide	Services for the elderly, youth, persons with disabilities, crime & safety, child care, etc.	CDBG \$80,000	Non-housing Public Service benefit: 1,000 persons
Assistance to microenterprises or small businesses/Job created Obj.: O3.1	2016	2017	Non-housing community development	Citywide	Job creation and retention, Business assistance	CDBG \$50,000	Business assisted – 10
Provision of public services Obj.: SL2.1	2016	2017	Non-housing community development	Citywide	Services for youth-summer employment	CDBG \$28,333	Non-housing benefit: 40 persons
Grant administration	2016	2017	Non-housing community development	Citywide	Grant administration and service delivery	CDBG \$144,444 HOME \$20,919	Not applicable

Table 5 – Goals Summary

Goal Descriptions

The following is a description of the goals (highlighted) that the City will pursue through the FY 2016-2017 Annual Action Plan:

1. Funds will be used to **expand the supply of owner-occupied housing** for low- to moderate-income households through the construction of new infill housing or the acquisition and rehabilitation of vacant existing housing for sale and the provision of down payment and closing costs assistance to eligible families to purchase existing houses.
2. Funds will be used **provide housing programs to those who are at risk of homelessness** including rental assistance to prevent homelessness.
3. Funds will be used to **assist eligible homeowners to maintain safe and affordable housing** through minor home repairs for basic systems such as HVAC, plumbing, and roof repairs as well as substantial rehabilitation. This goal includes emergency repairs for persons who are elderly.
4. Funds will be used to **foster healthy, stable and attractive neighborhoods, access to quality public facilities, and blight removal** by funding neighborhood code enforcement activities such as demolition, neighborhood public infrastructure and improvements including water, sewer, drainage, and sidewalks, and neighborhood park improvements including ADA improvements.
5. Funds will be used to **assist residents with a broad spectrum of public services activities to enhance their living environment** including child care, mental health services, health services, youth services, domestic violence services, substance abuse services, services for elderly, services for the elderly, and education.
6. Funds will be used to **create communities that held residents to reach self-determination by creating, maintaining, or expanding economic opportunities** through the creation or retention of jobs for eligible persons, job skills training, and assistance to businesses or microenterprises.

Along with the above, it is the City's goal to administer the grant programs to meet federal performance and statutory requirements including expenditure and commitment deadlines and ensure that funds are being used in compliance. Oversight and management of the grant activities including, but not limited to: coordination, monitoring and evaluation associated with carrying out multi-activity projects.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that four (4) extremely-low income households, eight (8) low-income households, and nine (9) moderate-income households will be assisted with housing rehabilitation. In addition, one (1) low-income households and one (1) moderate-income households will be assisted through homeownership housing using HOME funds.

AP-35 Projects – 91.220(d)

Introduction

The following table contains the projects that the City will fund in FY 2016-2017 using CDBG and HOME funds. Up to 20% of the CDBG grant and 10% of the HOME grant can be expended on Planning and Administration. State of Florida SHIP and City general funds will be leveraged with the federal funds. CDBG funds allocated to Public Services were awarded through a Request for Proposal process for eligible and qualified Community Based Organizations (CBOs). No more than 15% of the CDBG grant can be expended on public service activities based on the priority set by the Consolidated Plan and applications submitted.

THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

DRAFT

Projects – FY 2016-2017

Project Name	Description	Funding Estimate \$	Expected Resources \$	Annual Goals	Target Areas	Priority Needs Addressed	Goal Outcome Indicator
HOME CHDO Home ownership	New construction or acquisition rehabilitation of existing houses	31,378	31,378	Expand supply of owner-occupied housing.	City-wide	Produce new housing units	1 housing unit
HOME First Time Homebuyer	Financial subsidies to eligible buyers	20,000	20,000	Expand supply of owner-occupied housing.	City-wide	Financial Assistance to eligible home buyers	1 HH
HOME Tenant Based Rental Assistance	Rental assistance	1,500	1,500	Homeless housing programs	City-wide	Rental Assistance	2 persons
HOME S/F Owner Rehab	Assistance to owner occupants for major repairs	135,389	135,389	Maintain safe and affordable housing	City-wide	Rehab of existing units	5 housing units
CDBG S/F Emergency Repairs -elderly	Assistance to owner occupants for emergency repairs	30,000	30,000	Maintain safe and affordable housing	City-wide	Rehab of existing units	5 housing units
CDBG S/F Owner Rehab	Assistance to owner occupants for major repairs	364,447	364,447	Maintain safe and affordable housing	City-wide	Rehab of existing units	9 housing units
CDBG Public Facilities Capital Projects	Public facilities	25,000	25,000	Healthy Neighborhoods	LMI areas	Public facilities & capital projects	7,000 persons
CDBG Public Services	Various services	108,333	108,333	Public Services	City-wide	Non-housing	1,000 persons
CDBG Economic Development	Business assistance/job creation	50,000	50,000	Services	City-wide	Economic opportunities	10 businesses
Administration CDBG	Grant Admin.	144,444	144,44	Admin. & planning	City-wide	Admin	N/A
Administration HOME	Grant Admin	20,919	20,919	Admin. & planning	City-wide	Admin	N/A

Table 6 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were based on the City's housing and community development needs assessment contained in the Consolidated Plan. Ongoing efforts to address the identified needs amidst dwindling financial resources at the federal and local level also requires the City to focus its funding to the activities of highest priority. HUD community development funding has been reduced by nearly 30% since FY2010. Housing market conditions related to demand and supply of both rental and homeownership, as well as the availability of affordable housing also determine the use of housing related funding such as HOME allocations. Housing prices in the City have increased significantly over the past five years resulting in difficulties in finding existing housing for acquisition and rehabilitation for sale at affordable prices. The City is challenged to develop and implement a well-coordinated and integrated outcome-driven service delivery system that meets the City's housing and community development needs and goals within the limits of available funding.

THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

Projects

AP-38 Projects Summary

Project Summary Information

The following are the descriptions for the proposed program activities and related regulatory citations for the FY 2016-2017 Annual Action Plan:

Community Development Block Grant Program

1. Housing-Rehabilitation Activities (24 CFR 570.202, 570.201)

- a. **Single Family Rehabilitation Program** – Provide funding for residential rehabilitation for low- and moderate-income homeowners of single-family owner-occupied homes. Administered by the City of North Miami's Community Planning and Development Department (CP&D), the program seeks to preserve and enhance neighborhoods by maintaining existing housing stock for low income families by making the homes safe, decent and in compliance with the City's minimum housing code and the uniform building code. Repair items include the major building systems. Repairs or replacements can be made for weatherization improvements, lead-based paint hazard control/stabilization in units built prior to 1978. Approximately 9 homes will be rehabilitated with a rehab cost of up to \$25,000 with additional five thousand dollars (\$ 5,000.00) available for change orders, for a total of thirty thousand dollars (\$ 30,000.00) and paint up to \$5,000 per unit. Seven (7) units should require LBP hazard reduction procedures. The allocation includes housing rehabilitation activity delivery costs. FY 2016-2017 Project funding is \$364,447.00 in CDBG grant funds. The program is City-wide.
- b. **Emergency Home Repair for the Elderly**– Provide funding for the correction of health and safety hazards for elderly low- to moderate-income homeowners who are 65 years and older. The emergency grant may involve repair or replacement of such basic equipment as HVAC system, water heaters, entry doors, roofing and plumbing and gas lines. Approximately five (5) homes will be repaired with a rehab cost of up to \$6,000 per unit. Project funding is \$30,000 in CDBG grants. The program is targeted City-wide.

- 2. City of North Miami Infrastructure and Physical Improvements (24 CFR 570.201(c))** – Administered by the City of Miami's Public Works and Parks and Recreation Departments, this project is funded at \$25,000 in CDBG grants. This project will provide for assistance to develop any Public Facility identify by Parks and Recreation to serve the needs of low and moderate income resident. The improvement is anticipated to benefit 7,000 persons including individuals with disabilities.

- 3. Public Services (24 CFR 570.201(e))**– Provide funding to up to eleven (11) local and regional non-profit organizations to provide public services, including but not limited to, programs for the elderly and youth, homeless assistance, education, counseling, health, persons with disabilities,

substance abuse, mental health, child care, and crime prevention. These activities will primarily benefit low- to moderate-income households or persons and will be selected and awarded through a Request for Proposal process. It is anticipated that 1,200 persons will benefit from this project which will be funded at \$108,333 in CDBG funds including \$28,333 for a youth employment project administered by the City.

4. **CDBG Economic Development – Microenterprise Assistance (24 CFR 570.201 (o)), Special Economic Development (24 CFR 570.203)** – Provide funding to the CP & Economic Development Unit to initiate CDBG funded special economic development activities that could include microenterprise assistance, small business loans, technical assistance to businesses and community economic development such as projects that address a lack of affordable housing accessible to existing or planned jobs. Economic development assistance may also qualify if it is located in a designated slum and blight area. It is anticipated that ten (10) businesses will benefit from this project which will be funded at \$50,000 in CDBG funds
5. **CDBG Program Administration/Planning –24 CFR 570.205 and 570.26** - Provide funding to the City of North Miami CP&D for the administration of the CDBG program. An amount of \$144,444 in CDBG funds will be used to partially cover the planning and administrative costs.

HOME Investment Partnership (HOME) Program

1. **HOME Single Family Rehabilitation Program (24 CFR 92.205 (a))** – Provide funding for residential rehabilitation for low- and moderate-income homeowners of single-family owner-occupied homes. Administered by the City of North Miami’s CP&D Housing Division, the program seeks to preserve and enhance neighborhoods by maintaining existing housing stock for low income families by making the homes safe, decent and in compliance with the City’s minimum housing code and the uniform building code. Repair items include the major building systems. Repairs or replacements can be made for weatherization improvements, lead-based paint hazard control/stabilization in units built prior to 1978. This project will be funded at \$135,389 in HOME funds and five (5) homes will be rehabilitated at an average unit cost of \$25,000. However, the program allows for assistance of up to \$40,000. Project is City-wide.
2. **HOME CHDO Housing Set-aside (24 CFR 92.300, 24 CFR 92.205 (a))** – HOME certified Community Housing Development Organizations (CHDOs) will construct new single family homes or acquire and rehabilitate existing homes for sale to low-and moderate-income families. Homes will meet Energy Star guidelines as well as all City of North Miami housing and zoning standards. This project will be funded at \$ 31,378 in HOME CHDO set aside. One home will be developed. Targeted area is City-wide.
3. **HOME Tenant Based Rental Assistance (24 CFR 92.209)** – Administered by the City’s CP&DD, the program will assist in preventing homelessness by providing financial assistance to families experiencing financial difficulties. Assistance will be rent/utility subsistence payments not to

exceed \$1,500 per household. This project will be funded at \$1,500 in HOME grants and will serve two (2) persons.

4. **HOME First Time Homebuyer Program (24 CFR 92.205 (a))** – Administered by the CP & DD, funds are used to assist first-time homebuyers to purchase an existing home within the city limits by reducing down payment and closing costs. Homes will meet or exceed minimum property standards. It is projected that one (1) household will be assisted with grants at an amount of up to \$20,000 per unit. This project will be funded at \$20,000 in HOME grants and will be leveraged with SHIP funding and Miami-Dade County HOME funds. Targeted area is city-wide.
5. **HOME Program Administration (24 CFR 92.207)** – Provide funding to the City of North Miami CP & D for the administration of the HOME program. An amount of \$ 20,919 in HOME funds will be used to partially cover the planning and administrative costs.

Projects

#	Project Name
1	CDBG Single Family Rehabilitation Program
2	Emergency Home Repair for the Elderly
3	North Miami Infrastructure and Physical Improvements
4	General Public Services
5	Public Services - Summer Youth Employment
6	CDBG Economic Development and Microenterprise Assistance
7	HOME Single Family Rehabilitation Program
8	HOME CHDO Housing Set-aside
9	HOME Tenant Based Rental Assistance
10	HOME First Time Homebuyer Program
11	CDBG and HOME Program Administration/Planning

Table 7 – Project List

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of North Miami does not have geographic priorities as part of the Five Year Consolidated Plan.

The City of North Miami is comprised of 19 census tracts. Per the 2010 Census, the City of North Miami is comprised of 19 census tracts. All the census tracts, with the exception of census tract 12.05 have a tract minority percentage of 50% or more.

For North Miami, the census tracts with the greatest percentage of persons of Hispanic ethnicity are as follows in descending order: 1.20; 1.09; 1.24; 3.08; 2.20; 3.06; 3.07; 2.19; 4.10; and 20.09.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Generally, the City does not direct its assistance based primarily on those target areas. The CDBG and HOME regulations allow for resources to be allocated based on the income characteristics of beneficiaries. As such, the City allocates its resources for public service activities, affordable housing and emergency home repair Citywide.

Discussion

CDBG funded public facilities, code enforcement, and infrastructure improvement activities will be located in the City's low- to moderate-income census tracts if they meet an area benefit national objective. The area benefit qualification is an activity of which the benefits are available to the residents of a particular area where at least 51% of the population are low- to moderate-income. Activities under "public facilities" such as homeless shelters or removal of architectural barriers may meet a "limited clientele" national objective. Limited clientele activities are defined as activities which benefit a limited clientele, at least 51% of whom are low- or moderate-income persons.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During FY 2016-2017, the City of North Miami will utilize CDBG and HOME funds to assist 20 non-homeless households with rehabilitation of owner-occupied housing units, rental assistance, acquisition of an existing housing unit, and provide funding to a CHDO to assist in the development affordable housing.

The City's housing stock is aging and low- and moderate-income homeowners cannot afford to maintain or repair their homes. For this reason, rehabilitation of owner-occupied housing has been determined to be a high priority. The home repair needs of elderly persons will also be addressed under the CDBG Elderly Emergency Repair Program.

Second Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	5
Total	25

Table 9 - Second Year Goals for Affordable Housing by Support Requirement

Second Year Goals for the Number of Households Supported Through	
Rental Assistance	2
The Production of New Units	1
Rehab of Existing Units	21
Acquisition of Existing Units	1
Total	25

Table 10 - Second Year Goals for Affordable Housing by Support Type

Discussion

The following funding allocations will be used in support of affordable housing.

Rental Assistance

HOME funds of \$1,500 has been allocated to the Tenant Based Rental Assistance Program to provide security deposits for approximately two low income renter households.

Production of New Units

HOME funds in the amount of \$31,378 will be set-aside for a Community Housing Development Organization (CHDO) to assist in the development of one housing unit of affordable housing for purchase by a first-time homebuyer.

Rehabilitation of Existing Units

The City of North Miami's main housing programs are the CDBG Housing Rehabilitation Program and the HOME Single Family Rehabilitation Program. For FY 2016-2017, the City has allocated \$364,447 for its CDBG Housing Rehabilitation Program. This program will provide eligible single-family homeowners with deferred payment loans of up to \$25,000, with an additional \$5,000 available for change orders. Activity delivery costs are also included in the allocation. The City will rehabilitate 12 single family homes under this program.

The City has allocated \$135,389 of its HOME funding to the HOME Single Family Rehabilitation Program for FY 2016-2017. This program will assist four (4) low- and moderate-income homeowners with home repairs.

The City will also carry out a smaller rehabilitation program providing emergency repairs for elderly persons. CDBG funds of \$30,000 have been allocated to the program and it is estimated that this program will repair five (5) units.

Acquisition of Existing Units

The City has a goal of assisting one first-time homebuyer with purchase of an existing home. Funds will come from the HOME Program in the form of a deferred payment loan. The City has allocated \$20,000 to the First-time Homebuyer Program. These funds will be leveraged with SHIP funds through the State of Florida and Miami-Dade County HOME funding to be able to serve more North Miami residents.

THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

AP-60 Public Housing – 91.220(h)

Introduction

The City of North Miami does not have a public housing agency. The public housing needs of the City's residents are met by the Miami-Dade Public Housing and Community Development Department (PHCD) which operates the Section 8 Housing Choice Voucher Program and owns public housing units in Miami-Dade County. Under the Section 8 program, eligible North Miami residents are able to rent privately owned housing units with the voucher subsidy. According to the HUD CPD Mapping Tool, there are 787 Section 8 vouchers being utilized in North Miami census tracts.

Actions planned during the next year to address the needs to public housing

This section is not applicable because there are no public housing units in the City of North Miami.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

PHCD operates the Family Self-Sufficiency Program (FSS) for their public housing residents and Section 8 Housing Choice Voucher holders. The FSS Program provides opportunities for job training, counseling, and other forms of supportive services, so participants can obtain the skills necessary to achieve self-sufficiency.

PHCD operates two homeownership programs: Housing Choice Voucher Homeownership Program and the Public Housing Homeownership Program. The former assists voucher recipients with the purchase of a home using a voucher subsidy. Along with homeownership opportunities, the program provides counseling, self-sufficiency, training, and support. According to the Five-year PHA Plan, the program is limited to 200 FSS program participants and at the time of the preparation of the Five-year PHA Plan, there were 163 families in the FSS program.

The City could collaborate with the PHCD to encourage section 8 voucher holders that are living in the City of North Miami to participate in the FSS Housing Choice Voucher Homeownership Program. This strategy which will be in line with the City's goal of expanding the supply of owner-occupied housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

PHCD is not designated as a troubled PHA.

Discussion

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of North Miami does not have a significant homeless population and as such the housing needs of the City's homeless population are met by Miami-Dade County Homeless programs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The City of North Miami will refer any homeless persons seeking assistance to the housing and supportive service providers that are part of the Miami-Dade County CoC.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County's Outreach, Assessment, and Placement teams will conduct on-the-street preliminary assessment and referral on a countywide basis. Mobile outreach teams are assigned to specific geographic areas in the County and also visit areas frequented by homeless persons daily or weekly.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City did not allocate any funds to the housing needs of homeless persons since homelessness is not a priority need in the City. Homeless are referred to Miami-Dade County social services agencies.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City does not have sufficient resources to implement a homeless prevention program. Inquiries from residents for homeless prevention services are referred to Miami Dade County Homeless Trust.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of North Miami will utilize HOME funding of \$1,500 for security deposits under the Tenant Based Rental Assistance Program. For FY 2016-2017, approximately two (2) low income households will benefit from the program.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Community Planning and Development Department has developed partnerships with other city departments, community based organizations, banks and realtors to increase and improve the supply and quality of affordable housing in the City through education and preservation of existing housing stock. The Housing Division, Zoning and Planning units will work closely together to identify any regulatory barriers to affordable housing and revise or eliminate such regulations when possible.

Some of the key goals in the Housing Element of the Comprehensive Plan that seek to reduce private and public barriers to affordable housing align with the Consolidated Plan and the Annual Action Plan.

Discussion:

The housing related goals of City's Comprehensive Plan conform to the City's Development Code since the development standards include regulations that permit various housing types and also grant exceptions or waivers to the zoning standards, in some instances.

The Housing Element of the Comprehensive Plan strategies was updated and is currently going thru the approval process to include incentive for the Developers. Some other strategies that can be utilized to encourage the development of affordable housing include:

- Permitting zero-lot lines homes in some residential districts which enables the use of small lots for new development. Developers of affordable housing are able to reduce costs by utilizing less land and can pass savings on to the end-user;
- One-stop permitting process to secure site permit and building permits which saves time though the approval process;
- Special exception to waive or reduce parking requirements when housing is specifically designed and intended for use by the elderly, persons with disabilities, or other occupants who typically may not own automobiles;
- Not requiring infill housing to meet current zoning standards such as minimum dwelling unit areas and setback requirements.
- Offering developer incentives including tax abatements, permit/development fee waivers, expedited permitting, infrastructure cost participations, and electrical rate discounts, as applicable, to encourage and enable affordable residential projects.

AP-85 Other Actions – 91.220(k)

Introduction

This section of the Annual Action Plan outlines the City of North Miami's planned actions to meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, and developing institutional structure. The City plans to fund and/or implement a number of projects that will foster and maintain affordable housing with the primary activity being owner-occupied rehabilitation. Actions to reduce lead-based paint hazards are addressed through the housing rehabilitation programs which follow the lead-based paint requirements for units constructed prior to 1978. The Community Planning and Development Department will pursue closer relationships with other City departments and non-profit and for-profit partners to develop a stronger institutional structure and improved coordination of projects.

Actions planned to address obstacles to meeting underserved needs

For FY 2016-2017, the City of North Miami has allocated \$108,333 in CDBG funding for public service activities that will benefit populations that are traditionally underserved. The public services funding will support agencies that serve low- and moderate-income persons, elderly persons, and persons with disabilities. The City will also assist low income neighborhoods by addressing public facility needs with \$25,000 in CDBG funding. The City will also provide financial assistance to businesses under the CDBG Program in exchange for creating or retaining jobs to be held by low and moderate income persons.

Actions planned to foster and maintain affordable housing

During FY 2016-2017, the City of North Miami will preserve affordable housing and increase the affordable housing stock for households with incomes between 0%-80% AMI by implementing or funding the following activities:

- Utilize CDBG and HOME funding for the rehabilitation of owner-occupied housing units;
- Address the emergency repair needs of seniors with CDBG funding of \$30,000;
- Support the development of new affordable housing with the HOME CHDO set-aside;
- Provide financial assistance to eligible households to acquire existing homes through the First-time Homebuyer Program; and
- Provide one-time financial assistance for security deposits to prevent homelessness.

Actions planned to reduce lead-based paint hazards

The City will address lead-based paint hazards with the implementation of the owner-occupied rehabilitation program. HUD regulations at 24 CFR Part 35 requires that lead-based paint hazards be controlled before the rehabilitation of a housing unit, particularly if children under the age of 6 years occupy the units. The City will conduct the required LBP assessment based on the level of federal funds

invested in the rehabilitation of units constructed prior to 1978.

Actions planned to reduce the number of poverty-level families

The City plans to introduce a Microenterprise Loan Program that will provide a maximum loan of \$5,000 to eligible business owners that may be low- and moderate-income and may require the creation or retention of jobs for LMI persons. The City is also providing funding for a variety of housing programs that will promote the economic sustainability of families.

Actions planned to develop institutional structure

The North Miami Community Planning and Development Department currently coordinates with several City departments, non-profit organizations, and public entities to meet the goals and objectives of the Consolidated Plan. In order to carry out the activities that are proposed for FY 2016-2017, the Community Planning and Development Department will continue to improve the coordination of projects with relevant departments and organizations including the City's Housing Division and Building and Zoning Department as far as the expediting of permits for housing rehabilitation projects. The City will also work closely with local housing organizations, developers, local banks and mortgage companies, the Haitian American Community Development Corporation, the City's Community Redevelopment Agency, and the Miami-Dade OCED to coordinate efforts to assist provide affordable housing for low and moderate income households.

Actions planned to enhance coordination between public and private housing and social service agencies

During FY 2016-2017, the City will utilize CDBG and HOME funding to support both public and private housing programs as well as public service activities implemented by social service agencies. The City will provide technical assistance to partners to ensure that the goals and objectives of the Consolidated Plan and Annual Action Plan are effectively implemented. The City will continue to consult with the Miami-Dade County CoC and the County's Public Housing and Community Development Department to ensure that the needs of any homeless persons in the City and persons in need of public housing assistance are met.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

For FY 2016-2017, the City of North Miami expects to receive CDBG funding of \$722,224 and HOME funding of \$209,186. CDBG funds will be used to funds housing, public service activities, microenterprise loan program, and a public facility project. The HOME Program will fund a CHDO activity, tenant based rental assistance program, first-time homebuyer program, and a single-family rehabilitation program.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
---	-----

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of North Miami will not utilize HOME funding in any other form except those stated in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

HOME funds will be used to undertake a first-time homebuyer program. Eligible households may receive up to \$40,000, depending on funding availability and gap financing needed, for closing cost and down payment assistance. The City of North Miami utilizes the recapture provisions at Section 92.254 (a) (5) of the HOME regulations. The City of North Miami will use the recapture provision to recapture all or a portion of the HOME subsidy upon sale of the property to any willing buyer. The amount subject to recapture shall be based on the amount of HOME subsidy that was required to make the housing affordable to the initial purchaser. The City shall reduce the amount of HOME funds to be recaptured on a prorated basis depending on the period of time the housing was owned and occupied by the eligible homeowner. If the property is sold prior to the end of the City's mortgage term, all or part of the City's remaining assistance is due and payable from the net proceeds, to the extent sufficient proceeds are available. If the net proceeds (i.e., the sales price minus loan repayments other than HOME funds, and closing costs) are not sufficient to recapture the remaining HOME investment and allow the homeowner to recover the amount of the homeowner's down-payment and any capital improvement investment, the City's recapture provisions may share the net proceeds. The net proceeds may be divided proportionally, as set forth in the mathematical formulas at 24 C.F.R., 92.254 (ii)(A)(1). The City may at its sole discretion allow the homeowner to recover his or her entire investment, including down payment and non-City assisted capital improvements, prior to recapturing the HOME investment.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of North Miami follows the HOME affordability requirements outlined at 24 CFR 92.254(a)(4). The minimum period of affordability is dependent on the amount of homeownership assistance. The affordability requirements are as follows: Under \$15,000 – 5 years; \$15,000 - \$ 40,000 – 10 years; and over \$40,000 – 15 years.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of North Miami does not plan to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitation with HOME funds.

Discussion:

The 2013 HOME Final Rule implemented several changes to the HOME program including, but not limited to HOME CHDO capacity, commitment and expenditure deadline, rental of properties that have not been sold, and threshold for commitment of HOME funds to a project. The City plans to update the HOME section of its housing program policies to reflect those changes and ensure HOME compliance by December 2016.